

1 Travis County, Texas, same being Lot 2, A.L. Royster Addition, a
2 subdivision in the City of Austin, Travis County, Texas, of record in
3 Book 4, Page 240, Plat Records, Travis County, Texas, the tract of
4 land being more particularly described by metes and bounds in
5 **Exhibit “B”** incorporated into this ordinance, and
6

7 0.047 of one acre (2,026 square feet) of land out of the Santiago Del
8 Valle Grant, in Travis County, Texas, same being a portion of that
9 certain tract of land described in a deed to Najib F. Wehbe, of record
10 in Document 2008142730, Official Public Records, Travis County,
11 Texas, same being Lots 2 and 1, A.L. Royster Addition, a subdivision
12 in the City of Austin, Travis County, Texas, the tract of land being
13 more particularly described by metes and bounds in **Exhibit “C”**
14 incorporated into this ordinance (cumulatively referred to as the
15 “Property”),
16

17 locally known as 3131 East State Highway 71 Westbound in the City of Austin, Travis
18 County, Texas, generally identified in the map attached as **Exhibit “D”**.
19

20 **PART 2.** The Property within the boundaries of the conditional overlay combining district
21 established by this ordinance is subject to the following conditions:
22

23 The following uses are prohibited uses for the Property:
24

25 Automotive repair services
26 Pawn shop services

Automotive washing (of any type)

27 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
28 developed and used in accordance with the regulations established for the community
29 commercial (GR) district and other applicable requirements of the City Code.
30

EXHIBIT "A"

Page 1 of 5
Parcel 42
December 11, 2009

County: Travis
Parcel No.: 42
Highway: F.M. 973
Project Limits: From: Harold Green Dr. (CR 1594)
To: 0.5 MI S of S.H. 71
Right-of-Way CSJ: 1200-03-048 & 1200-03-049
Construction CSJ: 1200-03-028 & 1200-03-033

PROPERTY DESCRIPTION FOR PARCEL 42

DESCRIPTION OF 0.091 OF ONE ACRE (3,970 SQ. FT.) OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, IN AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO NAJIB F. WEHBE, OF RECORD IN DOCUMENT 2004181424, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING LOT 1, GLENBROOK ADDITION SECTION ONE, A SUBDIVISION OF RECORD IN BOOK 5, PAGE 30, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.091 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod set with a TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) aluminum cap to be replaced with a TxDOT Type II concrete monument after acquisition in the proposed northeast right-of-way (ROW) line of S.H. 71, 238.80 feet left of Engineer's Baseline Station 11137+48.61, at the north corner of this tract, same being in the northwest line of said Wehbe tract and of said Lot 1 and the existing southeast ROW line of Cheviot Lane, from which a 1/2" iron rod found in the existing southeast ROW line of Cheviot Lane, at the north corner of said Wehbe tract and of said Lot 1, bears N29°20'58"E 167.16 feet;

- 1) THENCE, with northeast ROW line of this tract and the proposed northeast ROW line of S.H. 71, crossing said Wehbe tract and said Lot 1, S60°56'55"E 104.05 feet to a 1/2" iron rod set with a TxDOT aluminum cap, 238.76 feet left of Engineer's Baseline Station 11138+52.66, at the east corner of this tract, same being in the southeast line of said Wehbe tract and said Lot 1 and the northwest line of that tract

EXHIBIT "A"

Page 2 of 5
Parcel 42
December 11, 2009

of land described in a deed to Najib F. Wehbe, of record in Document 2008142730, Official Public Records, Travis County, Texas, same being Lot 2 of A.L. Royster Addition, a subdivision of record in Book 4, Page 240, Plat Records, Travis County, Texas, from which a 1/2" iron rod found at the east corner of said Lot 1 bears N42°46'04"E 171.82 feet;

- 2) THENCE, with the southeast line of this tract, said Wehbe tract in Document 2004181424, and said Lot 1, and the northwest line of said Wehbe tract in Document 2008142730 and said Lot 2, S42°46'04"W 41.17 feet to a point at the south corner of this tract and said Lot 1 and the west corner of said Lot 2, same being in the existing northeast ROW line of S.H. 71 and at the east corner of that tract described as 7.075 acres in a deed to the State of Texas, of record in Volume 628, Page 427, Deed Records, Travis County, Texas and the north corner of that tract described as 2.725 acres in a deed to the State of Texas, of record in Volume 629, Page 57, Deed Records, Travis County, Texas, from which a 1/2" iron rod found bears S42°46'04"W 0.29 feet;
- 3) THENCE, with the southwest line of this tract, said Wehbe tract and said Lot 1, same being the existing northeast line of said S.H. 71 and said 7.075 acre State of Texas tract, N60°56'55"W 94.49 feet to a point at the west corner of said Lot 1, same being in the southeast ROW line of said Cheviot Lane, from which a 1/2" iron rod found bears S29°20'58"W 0.29 feet;

EXHIBIT "A"

Page 3 of 5
Parcel 42
December 11, 2009

- 4) THENCE, with the northwest line of this tract, and said Lot 1, and the existing southeast ROW line of Cheviot Lane, N29°20'58"E 40.00 feet to the POINT OF BEGINNING and containing 0.091 of one acre within these metes and bounds, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00011.

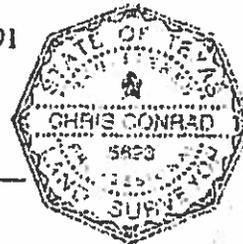
ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

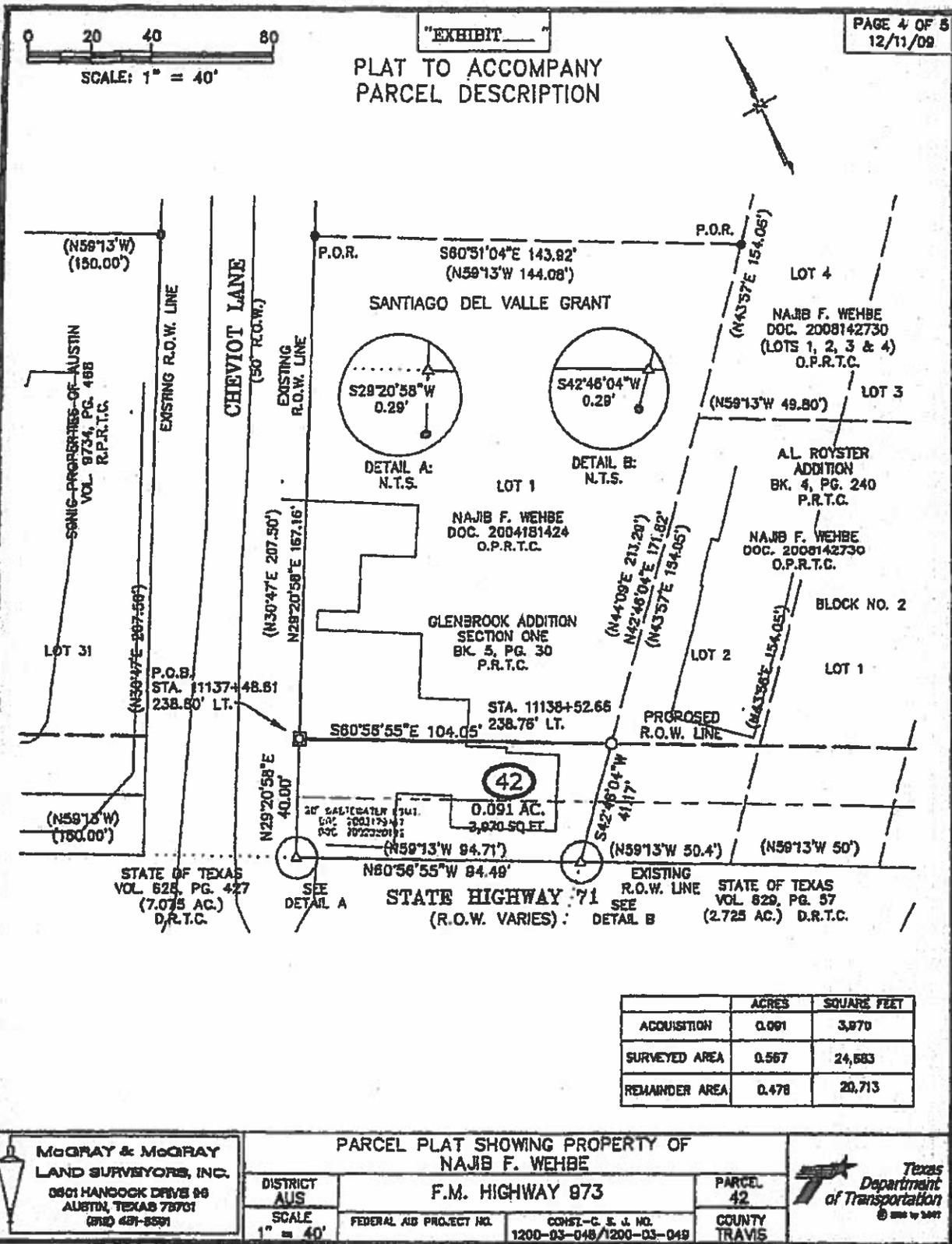
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 11th day of December, 2009 A.D.

SURVEYED BY:
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731, (512) 451-8591



Chris Conrad, Reg. Professional Land Surveyor No. 5623
Note: There is a plat to accompany this description. F.M. 973 P.42
Issued 12/11/09

EXHIBIT "A"



	ACRES	SQUARE FEET
ACQUISITION	0.091	3,970
SURVEYED AREA	0.567	24,583
REMAINDER AREA	0.478	20,713

McGRAY & McGRAY LAND SURVEYORS, INC. 0801 HANCOCK DRIVE #8 AUSTIN, TEXAS 78701 (512) 421-8591	PARCEL PLAT SHOWING PROPERTY OF NAJIB F. WEHBE			 Texas Department of Transportation © 2009 by 2007
	DISTRICT AUS	F.M. HIGHWAY 873		
SCALE 1" = 40'	FEDERAL AID PROJECT NO.	CONST.-C. E. & J. NO. 1200-03-048/1200-03-049	COUNTY TRAVIS	

EXHIBIT "A"

"EXHIBIT _____"

PAGE 5 OF 5
12/11/09

PLAT TO ACCOMPANY PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

- SET 1/2" IRON ROD WITH TX.D.O.T. ALUMINUM CAP, TO BE REPLACED BY TX.D.O.T. TYPE I MONUMENT AFTER ACQUISITION
- SET 1/2" IRON ROD WITH TX.D.O.T. ALUMINUM CAP
- ▲ CALCULATED POINT, NOT SET
- FOUND TX.D.O.T. TYPE I MONUMENT, CONCRETE POST
- FOUND TX.D.O.T. TYPE II MONUMENT, DISC IN CONCRETE
- FOUND CONCRETE MARKER POST
- ⊙ FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (3/8" UNLESS NOTED)
- ⊙ FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
- ▲ FOUND NAIL (TYPE AS NOTED)
- FOUND FENCE CORNER POST
- (XXX XXX XXX) RECORD INFORMATION
- — — — — PROPERTY LINE (OWNERSHIP DIVISION)
- — — — — DEED LINE (OWNERSHIP IN COMMON)
- — — — — DISTANCE NOT TO SCALE
- — — — — PROPOSED SH71 ENGINEER'S BASELINE
- ① 123 PARCEL NUMBER FOR E.O.W. ACQUISITION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- S&E SAVE AND EXCEPT
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT. EASEMENT
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POT POINT ON TANGENT
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



Chris Conrad

12/11/09

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5823 DATE

McGRAY & McGRAY LAND SURVEYORS, INC. 6301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78751 (512) 491-8601	PARCEL PLAT SHOWING PROPERTY OF NAJIB F. WEHBE			Texas Department of Transportation <small>© 2008 by TxDOT</small>
	DISTRICT AUS	F.M. HIGHWAY 973	PARCEL 42	
SCALE 1" = 40'	FEDERAL AID PROJECT NO. CONST.-E. & J. NO. 1200-03-048/1200-03-048	COUNTY TRAVIS		

EXHIBIT "A"

County: Travis
Parcel: 42
ROW CSJ: 1200-03-049
FM 973: From Harold Green Road to 0.5 Miles S of SH 71

CATEGORY I BISECTION CLAUSE AND IN ADDITION THERETO:

Title to all of that Metal Morgan Office Building located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

EXHIBIT "A"

County: Travis
Parcel: 42
ROW CSJ: 1200-03-049
FM 973: From Harold Green Road to 0.5 Miles S of SH 71

**CATEGORY I BISECTION CLAUSE
AND IN ADDITION THERETO:**

Title to all of that Wooden Ramp located partially on the remainder of the herein described parcel, said improvement being bisected by the proposed north right of way line, with the result that the portion of the said improvement lying adjacent to the said right of way line would be in such a condition that it could not be adequately reconstructed at such location, plus the temporary right to enter upon the said remaining property for the sole purpose of removing all of the said improvements.

Exhibit B

Page 1 of 5
Parcel 43
December 11, 2009

County: Travis
Parcel No.: 43
Highway: F.M. 973
Project Limits: From: Harold Green Dr. (CR 1594)
To: 0.5 MI S of S.H. 71
Right-of-Way CSJ: 1200-03-048 & 1200-03-049
Construction CSJ: 1200-03-028 & 1200-03-033

PROPERTY DESCRIPTION FOR PARCEL 43

DESCRIPTION OF 0.046 OF ONE ACRE (2,012 SQ. FT.) OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, IN AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO NAJIB F. WEHBE, OF RECORD IN DOCUMENT 2008142730, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING LOT 2, A.L. ROYSTER ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN BOOK 4, PAGE 240, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.046 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2" iron rod set with a Texas Department of Transportation (TxDOT) aluminum cap, in proposed northeast right-of-way (ROW) line of S.H. 71, 238.76 feet left of Engineer's Baseline station 11138+52.66, at the north corner of this tract, being in the northwest line of said Lot 2, and the southeast line of that certain tract of land described in a deed to Najib F. Wehbe, of record in Document 2004181424, Official Public Records, Travis County, Texas, same being Lot 1, Glenbrook Addition, Section One, a subdivision in the City of Austin, Travis County, Texas, of record in Book 5, Page 30, Plat Records, Travis County, Texas, from which point a 1/2" iron rod found in the northwest line of Lot 4 of said A.L. Royster Addition, at the east corner of said Lot 1, Glenbrook Addition bears N46°04'28"E 171.82 feet;

- 1) THENCE, with the proposed northeast ROW line of S.H. 71, and the northeast line of this tract, crossing said Lot 2, A.L. Royster Addition, S60°56'55"E 50.12 feet to a 1/2" iron rod set with a TxDOT aluminum cap, 238.73 feet left of Engineer's Baseline Station 11139+02.78, at the east corner of this tract, same being in the southeast line of said Lot 2, A.L. Royster Addition, and the northwest line of Lot 1, A.L. Royster Addition being described in said deed to Najib F. Wehbe in Document 2008142730, from which a 1/2" iron pipe found at the east corner of said Lot 2, A.L. Royster Addition and the north corner of said Lot 1, A.L. Royster Addition bears N42°18'31"E 112.75 feet;
- 2) THENCE, with the southeast line of this tract and said Lot 2, A.L. Royster Addition, and the northwest line of said Lot 1, A.L. Royster Addition, S42°18'31"W 41.10 feet to a point for the south corner of this tract and said Lot 2, A.L. Royster Addition and the west corner of said Lot 1, A.L. Royster Addition, same being in the existing northeast ROW line of S.H. 71 and the northeast line of that certain tract of land described as 2.725 acres in a deed to the State of Texas, of record in Volume 629, Page 57, Deed Records, Travis County, Texas, from which point a 1/2" iron rod found bears S42°18'31"W 0.41 feet;
- 3) THENCE, with the existing northeast ROW line of S.H. 71, the southwest line of this tract, and said Lot 2, A.L. Royster Addition, and the northeast line of said 2.725 acre State of Texas tract, N60°56'55"W 50.46 feet to a point at the west corner of this tract and said Lot 2, A.L. Royster Addition, the south corner of said Wehbe tract in Document 2004181424 and said Lot 1, Glenbrook Addition, same being the north corner of said 2.725 acre State of Texas tract, and the west corner of that certain tract of land described as 7.075 acres in a deed to the State of Texas, of record in Volume 628, Page 427, Deed Records, Travis County, Texas, from which a 1/2" iron rod found bears S42°46'04"W 0.29 feet;

- 4) THENCE, with the northwest line of this tract and said Lot 2, A.L. Royster Addition, and the southeast line of said Lot 1, Glenbrook Addition, N42°46'04"E 41.17 feet to POINT OF BEGINNING and containing 0.046 of one acre within these metes and bounds, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00011.

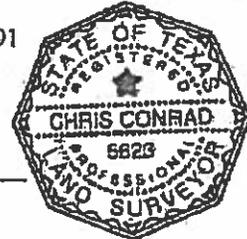
ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

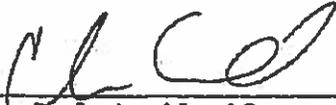
STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

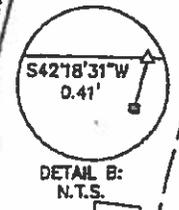
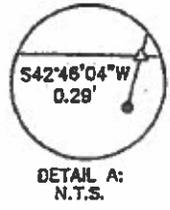
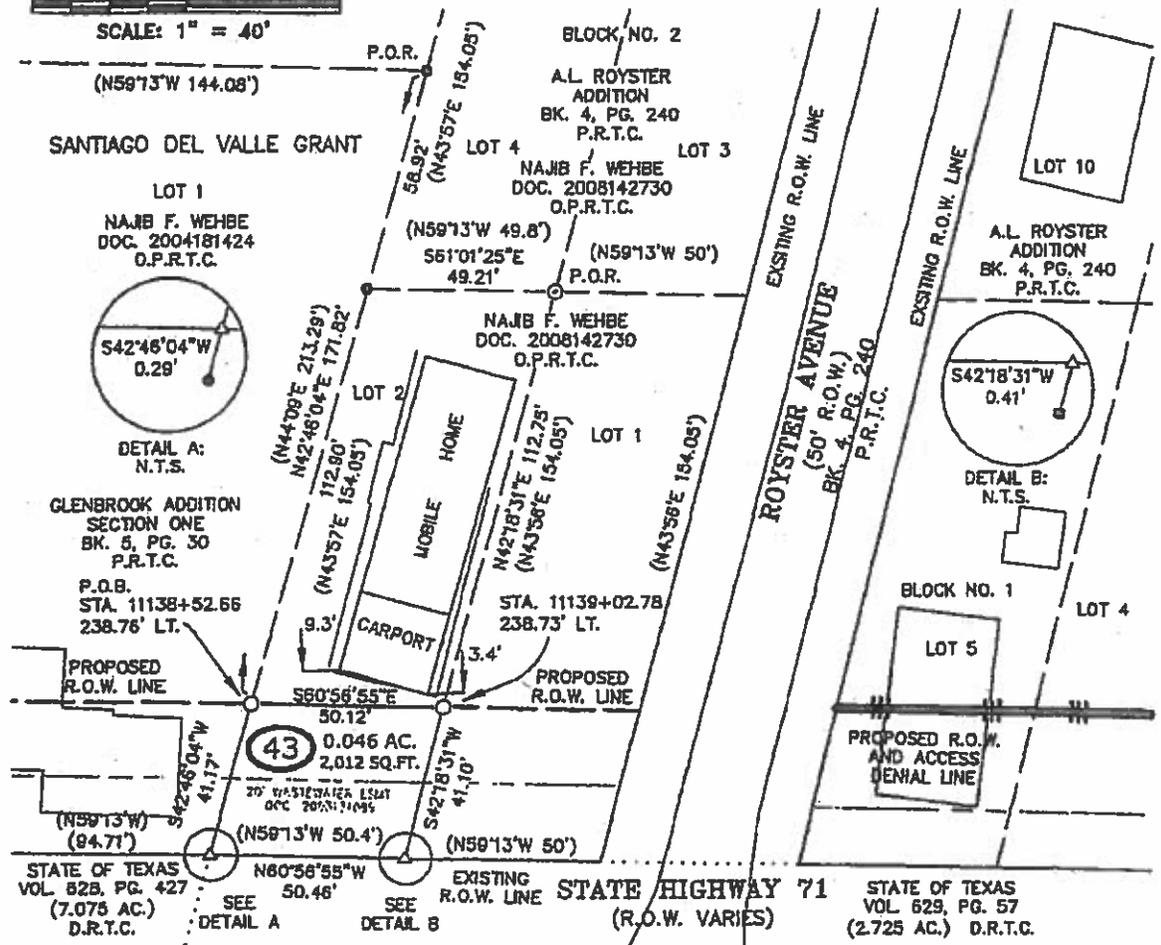
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 11th day of December, 2009 A.D.

SURVEYED BY:
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731, (512) 451-8591




Chris Conrad, Reg. Professional Land Surveyor No. 5623
Note: There is a plat to accompany this description. F.M. 973 P.43
Issued 12/11/09

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



	ACRES	SQUARE FEET
ACQUISITION	0.046	2,012
SURVEYED AREA	0.171	7,460
REMAINDER AREA	0.125	5,448

McGRAY & McGRAY
LAND SURVEYORS, INC.
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78701
(512) 497-8591

PARCEL PLAT SHOWING PROPERTY OF
NAJIB F. WEHBE
F.M. HIGHWAY 973

DISTRICT AUS	PARCEL 43
SCALE 1" = 40'	COUNTY TRAVIS
FEDERAL AID PROJECT NO.	CONST.-C. S. J. NO.
1200-03-048/1200-03-049	



PLAT TO ACCOMPANY
PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

- ☐ SET 1/2" IRON ROD WITH TX.D.O.T. ALUMINUM CAP, TO BE REPLACED BY TX.D.O.T. TYPE II MONUMENT AFTER ACQUISITION
- SET 1/2" IRON ROD WITH TX.D.O.T. ALUMINUM CAP
- △ CALCULATED POINT, NOT SET
- FOUND TX.D.O.T. TYPE I MONUMENT, CONCRETE POST
- FOUND TX.D.O.T. TYPE II MONUMENT, DISC IN CONCRETE
- FOUND CONCRETE MARKER POST
- FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- FOUND IRON PIPE (3/4" I.D. UNLESS NOTED)
- ▲ FOUND NAIL (TYPE AS NOTED)
- FOUND FENCE CORNER POST
- (---) RECORD INFORMATION
- |— PROPERTY LINE (OWNERSHIP DIVISION)
- |— DEED LINE (OWNERSHIP IN COMMON)
- |— DISTANCE NOT TO SCALE
- |— PROPOSED SH71 ENGINEER'S BASELINE
- 123 PARCEL NUMBER FOR R.O.W. ACQUISITION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- S&E SAVE AND EXCEPT
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT. EASEMENT
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POT POINT ON TANGENT
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE BY ME ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.



Chris Conrad

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5823 DATE

McGRAY & McGRAY LAND SURVEYORS, INC. 3301 HANCOCK DRIVE #6 AUSTIN, TEXAS 78701 (512) 461-8881	PARCEL PLAT SHOWING PROPERTY OF NAJB F. WEHBE		TEXAS Department of Transportation <small>© 2009 by TxDOT</small>
	DISTRICT AUS	F.M. HIGHWAY 973	
SCALE 1" = 40'	FEDERAL AID PROJECT NO.	CONSL.-C. S. J. NO. 1200-03-048/1200-03-049	COUNTY TRAVIS

Exhibit C

Page 1 of 5
Parcel 45
October 28, 2013

County: Travis
Parcel No.: 45
Highway: F.M. 973
Project Limits: From: Harold Green Dr. (CR 1594)
To: 0.5 MI S of S.H. 71
Right-of-Way CSJ: 1200-03-048 & 1200-03-049
Construction CSJ: 1200-03-028 & 1200-03-033

PROPERTY DESCRIPTION FOR PARCEL 45

DESCRIPTION OF 0.047 OF ONE ACRE (2,026 SQ. FT.) OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, IN AUSTIN, TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO NAJIB F. WEHBE, OF RECORD IN DOCUMENT 2008142730, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAME BEING LOTS 2 AND 1, A.L. ROYSTER ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN BOOK 4, PAGE 240, PLAT RECORDS, TRAVIS COUNTY, TEXAS; SAID 0.047 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING at a 1/2" iron rod set with a Texas Department of Transportation (TxDOT) aluminum cap, in proposed northeast right-of-way (ROW) line of S.H. 71, 238.73 feet left of Engineer's Baseline station 11139+02.79, at the north corner of this tract, being in the northwest line of said Lot 1, and the southeast line of Lot 2 of said A.L. Royster Addition, said Lot 2, A.L. Royster Additon being described in said deed to Najib F. Wehbe, from which a 1/2" iron pipe found at the north corner of said Lot 1, A.L. Royster Additon and the east corner of said Lot 2, A.L. Royster Additon bears N42°18'31"E 112.75 feet;

1) THENCE, with the proposed northeast ROW line of S.H. 71, and the northeast line of this tract, crossing said Lot 1, AL. Royster Addition, S60°56'55"E 50.58 feet to a 1/2" iron rod set with a TxDOT aluminum cap to be replaced with a TxDOT Type II concrete monument after acquisition, 238.71 feet left of Engineer's Baseline Station 11139+53.37, at the east corner of this tract, same being in the southeast line of said

Wehbe tract and said Lot 1, A.L. Royster Addition, and the existing northwest ROW line of Royster Avenue, of record in said A.L. Royster Addition, from which point a 1/2" iron rod found at the east corner of said Lot 1, A.L. Royster Addition bears N42°09'34"E 111.47 feet;

- 2) THENCE, with the southeast line of this tract, of said Wehbe tract and said Lot 1, A.L. Royster Addition, and the existing northwest ROW line of Royster Avenue, S42°07'25"W 41.06 feet to a point in the existing northeast ROW line of S.H. 71, same being at the south corner of this tract, of said Wehbe tract and said Lot 1, A.L. Royster Addition, being also in the northeast line of that certain tract of land described as 2.725 acres in a deed to the State of Texas, of record in Volume 629, Page 57, Deed Records, Travis County, Texas, from which point a 1/2" iron pipe found bears S42°09'34"W 0.89 feet;
- 3) THENCE, with the existing northeast ROW line of S.H. 71, the southwest line of this tract and said Lot 1, A.L. Royster Addition, and the northeast line of said 2.725 acre State of Texas tract, N60°56'55"W 50.62 feet to a point at the west corner of this tract, and said Lot 1, A.L. Royster Addition, and the south corner of said Lot 2, A.L. Royster Addition, from which a 1/2" iron rod found bears S42°18'31"W 0.41 feet;

4) THENCE, with the northwest line of this tract, and said Lot 1, A.L. Royster Addition and the southeast line of said Lot 2, A.L. Royster Addition, N42°18'31"E 41.10 feet to POINT OF BEGINNING and containing 0.047 of one acre within these metes and bounds, more or less.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances and coordinates were adjusted to surface using a combined scale factor of 1.00011.

ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Chris Conrad, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 28th day of October, 2013 A.D.

SURVEYED BY:
McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Drive, Suite 6 Austin, Texas 78731, (512) 451-8591



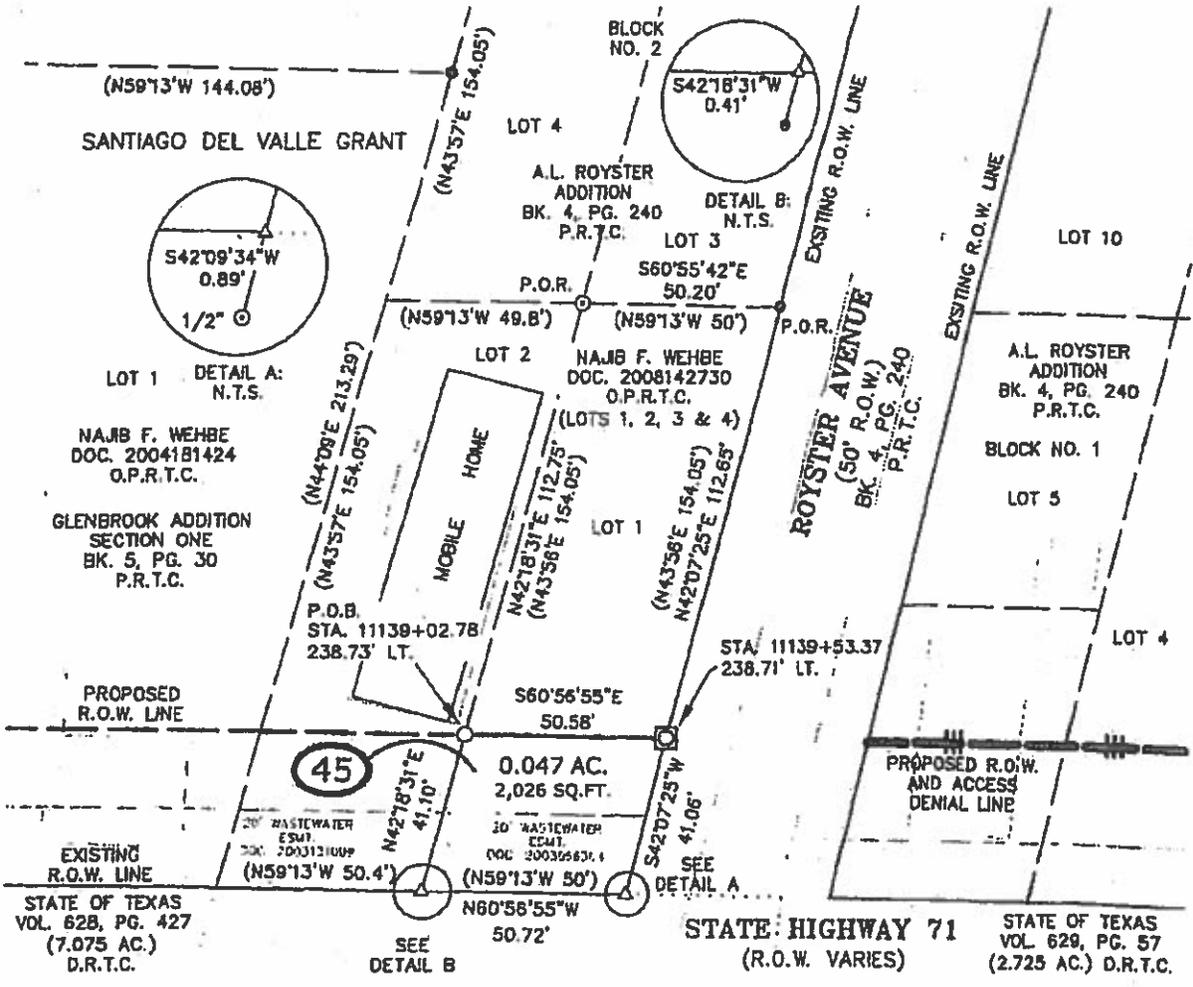
Chris Conrad, Reg. Professional Land Surveyor No. 5623
Note: There is a plat to accompany this description. F.M. 973 P.45
Issued 12/11/09, Revised 10/28/13



"EXHIBIT _____"

PAGE 4 OF 5
10/28/13

PLAT TO ACCOMPANY
PARCEL DESCRIPTION



	ACRES	SQUARE FEET
ACQUISITION	0.047	2,026
SURVEYED AREA	0.174	7,556
REMAINDER AREA	0.127	5,530

McGRAY & McGRAY
LAND SURVEYORS, INC.
8301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(812) 491-8981

PARCEL PLAT SHOWING PROPERTY OF
NAJIB F. WEHBE

DISTRICT AUS	F.M. HIGHWAY 973	PARCEL 45
SCALE 1" = 40'	FEDERAL AID PROJECT NO.	COUNTY TRAVIS
	CONST.-E. S. J. NO. 1200-03-048/1200-03-049	



PLAT TO ACCOMPANY PARCEL DESCRIPTION

NOTES:

- 1) BEARINGS AND COORDINATES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83. ALL DISTANCES AND COORDINATES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.00011.
- 2) IMPROVEMENTS SHOWN ARE FROM DIGITAL PHOTOGRAMMETRY FILES AND/OR THE ADDITIONAL DELINEATION OF IMPROVEMENTS WHICH HAVE BEEN BUILT (OR REMOVED) AFTER THE PHOTOGRAMMETRY WAS DEVELOPED.
- 3) THE ACREAGE CALCULATED AND SHOWN HEREON IS CONVERTED FROM THE SQUARE FOOTAGE SHOWN HEREON, AND IS FOR INFORMATIONAL PURPOSES ONLY.

LEGEND

- SET 1/2" IRON ROD WITH TX.D.O.T. ALUMINUM CAP, TO BE REPLACED BY TX.D.O.T. TYPE II MONUMENT AFTER ACQUISITION
- SET 1/2" IRON ROD WITH TX.D.O.T. ALUMINUM CAP
- CALCULATED POINT, NOT SET
- FOUND TX.D.O.T. TYPE I MONUMENT, CONCRETE POST
- FOUND TX.D.O.T. TYPE II MONUMENT, DISC IN CONCRETE
- FOUND CONCRETE MARKER POST
- FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/4" UNLESS NOTED)
- FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
- FOUND NAIL (TYPE AS NOTED)
- FOUND FENCE CORNER POST
- RECORD INFORMATION
- PROPERTY LINE (OWNERSHIP DIVISION)
- DEED LINE (OWNERSHIP IN COMMON)
- DISTANCE NOT TO SCALE
- PROPOSED SH71 ENGINEER'S BASELINE
- (123)** PARCEL NUMBER FOR R.O.W. ACQUISITION
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- S&E SAVE AND EXCEPT
- N.T.S. NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- ESMT. EASEMENT
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POT POINT ON TANGENT
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS



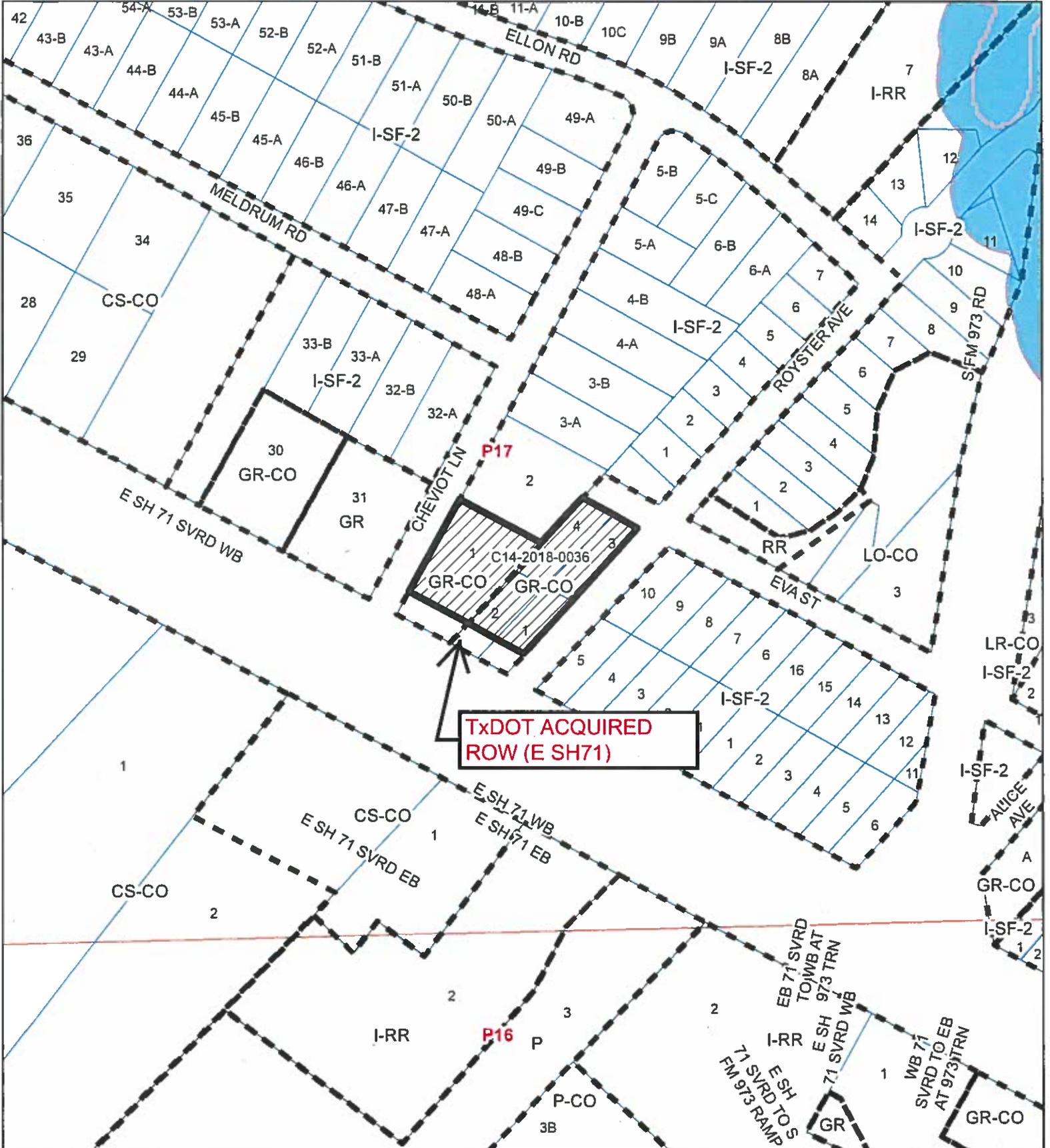
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

Chris Conrad

10/28/13

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE

McGRAY & McGRAY LAND SURVEYORS, INC. 6501 HANCOCK DRIVE #6 AUSTIN, TEXAS 78701 (512) 481-8591	PARCEL PLAT SHOWING PROPERTY OF NAJIB F. WEHBE				Texas Department of Transportation <small>© 2008 by TxDOT</small>
	DISTRICT AUS	F.M. HIGHWAY 973		PARCEL 45	
	SCALE 1" = 40'	FEDERAL AID PROJECT NO.	CONST.-C. S. J. NO. 1200-03-048/1200-03-049	COUNTY TRAVIS	



**TxDOT ACQUIRED
ROW (E SH71)**

EAST SH71 REZONING

Exhibit D

ZONING CASE#: C14-2018-0036
 LOCATION: 3171 E SH71 WB
 SUBJECT AREA: 1.1 ACRES
 GRID: P17
 MANAGER: WENDY RHOADES

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY
-  CREEK BUFFER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.